

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
SPECIAL MEETING**

NOTE: THIS WILL BE A “VIRTUAL” ONLY MEETING

MONDAY, MAY 11, 2026, 9:30AM - 10:30AM

AGENDA

THE PUBLIC MAY ATTEND ON A VIRTUAL BASIS:

Please use your browser and go to [Zoom.us](https://zoom.us) and join the meeting at:

Zoom Meeting ID: 880 9094 0397

On March 28, 2025, Governor Maura Healey signed a new law for the purpose of extending the temporary provisions pertaining to the Open Meeting Law until June 30, 2027. This extension will allow the COVID-19-enacted measures allowing remote participation for board members to continue. This is the second time these popular provisions have been extended, allowing public bodies to continue holding meetings remotely without a quorum of the public body physically present at a meeting location, and to provide “adequate, alternative” access to remote meetings.

Accordingly, the NHA Board will hold this as a virtual meeting, with NO option for attendance in person.

ROLL CALL TO CONVENE THE MEETING

COMMISSIONERS:

Reg Foster, Chair
Jim Flanagan, Vice Chair
Amanda Berman, Treasurer
Janice Bennett, Resident Commissioner
Geoff Engler, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director
Michael Thorstad, Deputy Executive Director

GUESTS:

Matt Zajac, Deputy Director, Planning and Development, CHA
Christian Abney, Project Manager II, Planning and Development, CHA

The Secretary of the Needham Housing Authority (NHA) has provided adequate notice of this meeting by preparing a Public Notice dated May 6, 2026, setting forth the date, time, and place of this meeting. Said notice was filed with the Clerk of the Town of Needham and provided to people requesting it.

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AGENDA

NHA SPECIAL BOARD MEETING

- 1. Preservation of Seabeds Way Project – Status Update**
- 2. Review & Approve**
 - Award Construction Management Services Engagement for the Seabeds Way Project
 - Seabeds Way Project – Plan for Temporary Resident Relocation
- 3. Review and Approve**
 - NHA Procurement Policy Amendment: to enable NHA to take advantage of the procurement relief authorized by Chapter 286 of the Acts of 2022
- 4. Review and Approve**
 - CIP Contract - Window Replacement/Selective Siding 689-1;
Low Bidder - Board Award Resolution
- 5. Adjournment**

Next Scheduled NHA Board Meeting Dates:

Wednesday, May 20, 2026 @ 5:00 PM	Captain Robert Cook Community Room	Monthly Meeting Annual Meeting
Wednesday, June 17, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Wednesday, July 15, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting